

325 000 €

Contact agency

Pontonx Immobilier

419 Avenue Robert Lapeyrie

40465 Pontonx-sur-l'Adour

05 58 55 50 69 / contact@pontonx-
immobilier.fr

For sale house

5 rooms

Surface : 161 m²

Surface of the living : 66 m²

Surface of the land : 4700 m²

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : GOOD

External condition : a refresh

Couverture : tiling

Features :

POOL, pool house, Jacuzzi spa, fireplace,
Bedroom on ground floor, double glazing,
Laundry room, CALM

4 bedroom

1 terrace

1 bathroom

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel



House 1876 Saint-Pandelon

At the gates of Dax, you will be charmed by this pretty house nestled in its green setting. 160 m² of living space awaits you on 2 levels: Ground floor: Spacious living room of 66 m² including living room with central and double-sided fireplace + fitted and equipped open-plan kitchen, 1 bedroom, pantry, full bathroom, toilet, veranda. Floor: Pallier, 3 bedrooms including 2 with cupboards. Adjoining carport for 2 cars. Traditional 10/4 swimming pool, jacuzzi and 34 m² pool cover will allow you to fully enjoy your outdoors. Wooded land of 4700 m². No neighbors nearby. The property is located in a flood zone, but it has never been flooded. DPE: D. Property tax: €1700. The information on which the property is exposed is available on the Georisks website: www.georisks.gouv.fr

Fees and charges :

325 000 € fees included

